

CITY OF HUNTSVILLE, TEXAS

Place 3 – Al Hooten, Chairman

Place 1 – Les Thompson
Place 2 – Sharon Lynch
Place 4 – Russell Barnett



Place 5-Rhonda Carpenter
Place 6 -Tommy Harris
Place 7 – Weldon Wallace

PLANNING COMMISSION AGENDA THURSDAY, DECEMBER 5, 2024, 5:30 P.M. CITY OF HUNTSVILLE NEW SERVICE CENTER COMPLEX 448 SH 75, HUNTSVILLE, TEXAS 77320

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5781 two working days prior to the meeting so that appropriate arrangements can be made.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag - *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

4. PUBLIC HEARING

- a. The Development District Map Amendment Request to go from Mixed Use to a Planned Development and approve the concept plan, located adjacent to Veterans Memorial and Smither Road on Walker County Property ID's 11382, 11394, 11417, 15912, 15914, 15915, 15919, 17467, 20696, 20701, 20702, 20703, 20706, 21344, 21347, 21348, 38208, 42930, 45677, 45678, 45680, 45682, 45683, 45685, 52771, 55265, 55884, 62370, 69465, 69467.

5. CONSIDER

- a. The Development District Map Amendment Request to go from Mixed Use to a Planned Development and approve the concept plan, located adjacent to Veterans Memorial and Smither Road on Walker County Property ID's 11382, 11394, 11417, 15912, 15914, 15915, 15919, 17467, 20696, 20701, 20702, 20703, 20706, 21344, 21347, 21348, 38208, 42930, 45677, 45678, 45680, 45682, 45683, 45685, 52771, 55265, 55884, 62370, 69465, 69467.
- b. The minutes of the October 17, 2024, and November 21, 2024, meeting.

6. ADJOURNMENT

CERTIFICATE

I, Kristy Doll City Secretary, do hereby certify that the above notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website. www.HuntsvilleTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: November 26, 2024

Kristy Doll

TIME OF POSTING: 4:10 p.m.

Kristy Doll, City Secretary

TAKEN DOWN: _____



PLANNING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Layne Yeager, City Planner

MEETING DATE: December 5, 2024

SUBJECT: Development District Map Amendment

TYPE OF REVIEW: Development District Reclassification and Planned Development Concept Plan

APPLICANT: Gibbs Bros. & Company L.P./Bill Bigelow, Owner Representation

LOCATION: Walker County Parcel ID's #11382, 11394, 11417, 15912, 15914, 15915, 15919, 17467, 20696, 20701, 20702, 20703, 20706, 21344, 21347, 21348, 38208, 42930, 45677, 45678, 45680, 45682, 45683, 45685, 52771, 55265, 55884, 62370, 69465, 69467

FACTS, CODE REQUIREMENTS AND CONDITIONS

Staff has received an application from the property owner for a Development District Map Amendment for a called 1,140.87-acre tract of land located adjacent to Veterans Memorial Parkway on Walker County Property ID's # 11382, 11394, 11417, 15912, 15914, 15915, 15919, 17467, 20696, 20701, 20702, 20703, 20706, 21344, 21347, 21348, 38208, 42930, 45677, 45678, 45680, 45682, 45683, 45685, 52771, 55265, 55884, 62370, 69465, 69467 to change the Development District classification from Mixed Use (MU) to Planned Development (PD). In conjunction with the request for the reclassification of the properties as Planned Development, the approval of a Concept Plan for Planned Development is required.

The subject property has approximately 12,000 feet of frontage along Veterans Memorial Parkway. The subject property is also adjacent to Col. Etheredge Blvd., Smither Drive and Woodward Drive. The property is currently undeveloped. All of the adjacent adjoining property is designated as Medium Density Residential (MR) and High Density Residential (HR) development districts. The properties to the north are Mixed Use (MU) and east are undeveloped and outside the city limits and within the ETJ. Several properties to the south are Medium Density Residential (MR). There is a portion of the subject property that is located in the 100-year FEMA Floodplain area. There are water lines and sanitary sewer lines located throughout this development area.

This request for a Planned Development classification for the City of Huntsville. Section 2.304 of the Development Code described the Planned Development District as follows:

2.304-Planned Development District

The Planned Development (PD) district is intended to accommodate single- or mixed-use projects, in accordance with an approved development plan, which may authorize deviations from the regulations that apply in other development districts. The PD district is further intended to encourage flexible and creative planning to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to provide for a development that is superior to what could be accomplished in other development districts by providing one or more of the following:

2.304.A Superior design of lots or buildings;

2.304.B Increased recreation or open space opportunities for residents of the development or for the general public;

2.304.C Amenities or features that are of special benefit to property owners within the development or to the community as a whole;

2.304.D Conservation of natural amenities and environmental resources, such as trees, creeks, ponds, floodplains, and steep slopes; or

2.304.E Preservation of existing historical buildings, structures, features, or places.

In addition to the establishment of the subject property as a Planned Development District through the approval of a Development District Map Amendment, there will be a three-step plan approval of the Planned Development.

1. Approval of an initial generalized “concept plan”.
2. Approval of a more detailed “development plan”.
3. Staff approval of the Planned Development site plans.

The Planning Commission will hold public hearings for both step one and two and make a recommendation to the City Council for approval or denial. The City Council will also hold public hearings for steps one and two and be the decision maker. Upon completion of steps one and two with approval from City Council, staff approval is required for the planned development site plans, step three.

The subject property is at step one in the planned development approval process. Section 12.308 of the Development Code addresses the review and approval criteria for the Development District map amendment. Section 12.402.G of the Development Code outlines the approval for the PD concept plan and map amendment.

12.402.G Approval Criteria

1. In order to approve a PD concept plan and map amendment, the City Council must make all of the following determinations:
 - (a) The proposed PD district is at least 5 acres in area.
 - (b) The proposal is consistent with the Comprehensive Plan.
 - (c) The proposed uses and the development features are compatible with uses of nearby property and the existing and proposed character of the surrounding neighborhood.
 - (d) The concept plan (or development plan) complies with applicable PD District provisions of Article 2.
 - (e) Appropriate terms and conditions have been imposed on the approval to protect the interest of the public and any residents of the Planned Development.

The three factors that are to be considered when making recommendations and decisions about development district map amendments per Section 12.308 Review and Approval Criteria follow.

12.308.A Consistency with the Comprehensive Plan.

In our 2040 Comprehensive Plan update that occurred a few years ago, Land Use and Development and Housing and Neighborhoods were two of the focus areas of the updated plan.

12.308.B Compatibility with existing development district classifications, uses of nearby property and the character of the surrounding neighborhood.

The surrounding land uses are compatible with the proposed planned development zoning.

12.308.C Availability of water, wastewater, storm water, and transportation facilities generally suitable and adequate for use allowed under the proposed development district.

There are some sewer capacity issues and the capacity needs to be evaluated. The developer will need to contact the city's Engineering Department to do a water and sewer capacity assessment. The Engineering Department has estimated that we are two years out before we have adequate sewer capacity to service the subject property.

As of the date of this report, staff has not received any calls regarding the Planned Development.

STAFF RECOMMENDATION:

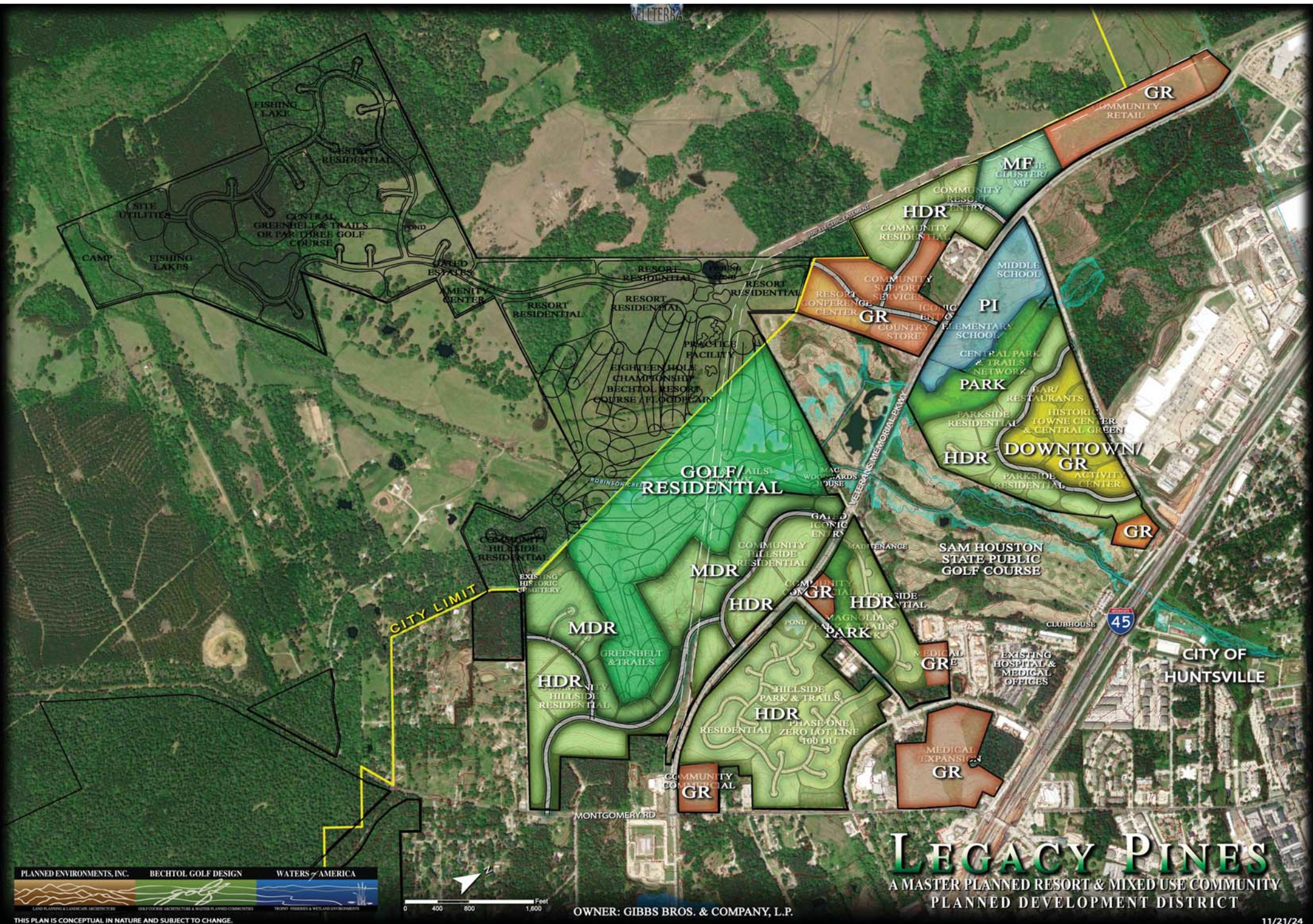
*As the submitted Concept plan and Development District Map Amendment meets the requirements of the Development Code for Planned Developments, staff recommends **approval** of the Concept Plan and Development District Map Amendment.*

ATTACHMENTS:

Concept Plan

Vicinity map

Section 12.400 of the Development Code-Planned Developments





FISH CLUB



GOLF

SCORECARD

Hole	Yards	Par	Hole	Yards	Par
1	413yd	4	10	419yd	4
2	162yd	3	11	369yd	4
3	588yd	5	12	433yd	4
4	394yd	4	13	483yd	4
5	434yd	4	14	214yd	3
6	204yd	3	15	400yd	4
7	457yd	4	16	172yd	3
8	531yd	5	17	369yd	4
9	477yd	4	18	588yd	5
Front 9	3655yd	36	Back 9	3445yd	35
			Total	7104yd	71

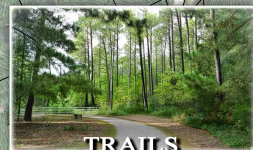


HISTORIC CENTER

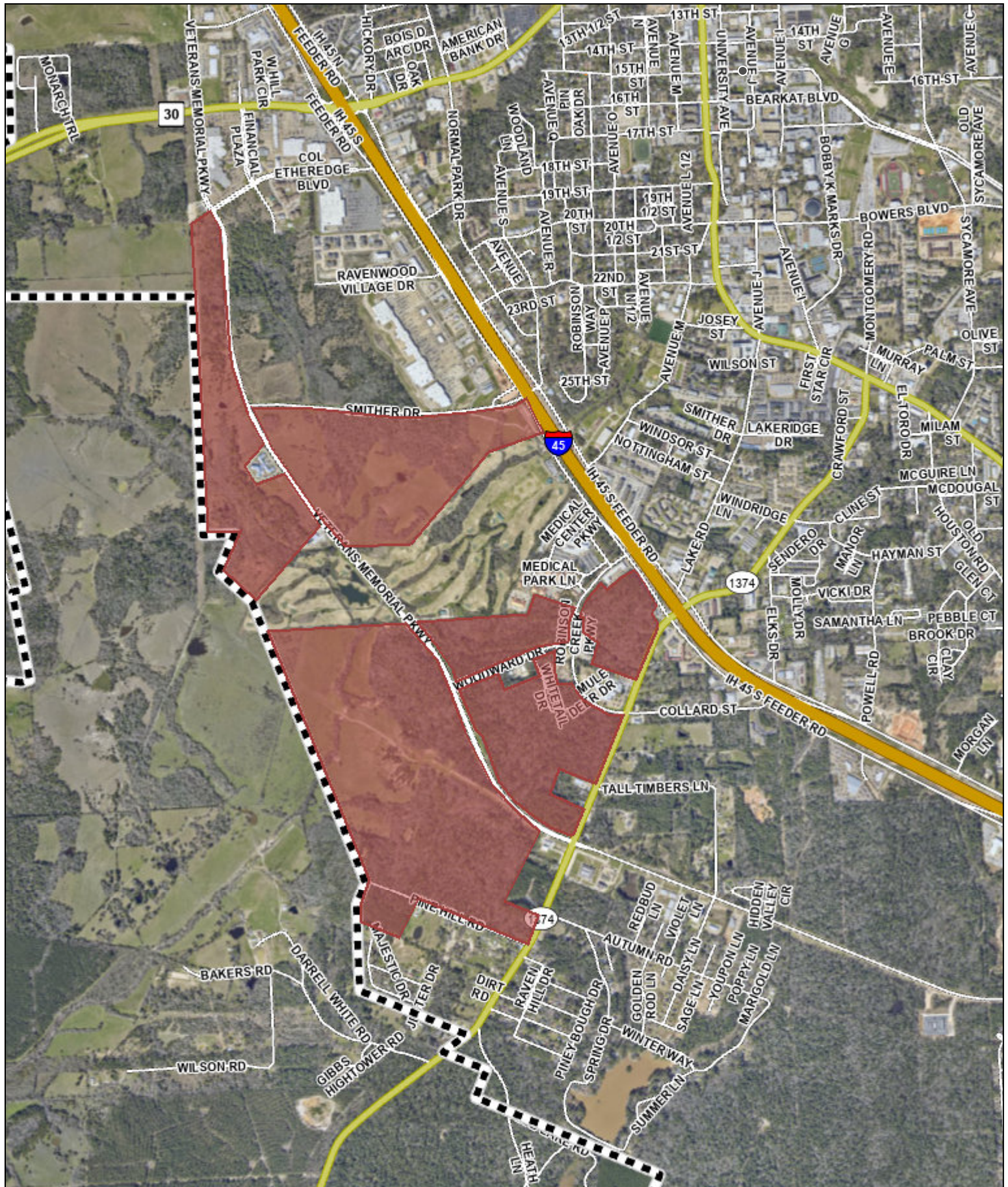


LAND USE SUMMARY

LAND USE	ACRES
PHASE ONE ZERO LOT LINE	17.46 AC
RESIDENTIAL	30.52 AC
ESTATE RESIDENTIAL	79.26 AC
COMMUNITY RESIDENTIAL	75.48 AC
COMMUNITY HILLSIDE RESIDENTIAL	60.67 AC
GOLFIDE RESIDENTIAL	58.69 AC
PARKSIDE RESIDENTIAL	29.50 AC
RESORT RESIDENTIAL	36.60 AC
VILLAGE CLUSTER/ MULTI FAMILY	15.04 AC
COMMUNITY RETAIL	24.81 AC
COMMUNITY COMMERCIAL	9.63 AC
COMMUNITY SUPPORT SERVICES	3.04 AC
COUNTRY STORE	3.88 AC
HISTORIC TOWNE CENTER	9.74 AC
AMENITY CENTER	4.22 AC
ACTIVITY CENTER	11.98 AC
FOOD SERVICES/ RESTAURANTS/ BAR	11.87 AC
ELEMENTARY & MIDDLE SCHOOLS	27.65 AC
MEDICAL EXPANSION CAMPUS	26.83 AC
MEDICAL OFFICE	3.26 AC
HILLTOP RESORT FACILITY	14.21 AC
GOLF COURSE / FLOOD PLAIN	213.92 AC
CENTRAL PARK AND TRAILS	40.62 AC
MAGNOLIA PARK AND TRAILS NETWORK	12.07 AC
TOWNE CENTER GREEN	1.35 AC
FISHING POND	3.18 AC
FISHING LAKES	15.49 AC
COMMUNITY PONDS	4.38 AC
CENTRAL GREENBELT OR PAR3 GOLF	13.98 AC
CAMP	8.93 AC
SITE UTILITIES	5.34 AC
RIGHT OF WAY	62.55 AC
GREENBELT AND OPEN SPACE	204.72 AC
TOTAL ACRES	1,140.87 AC



TRAILS



The City of Huntsville, Texas or its employees gives NO warranty, expressed or implied, as to the accuracy, reliability, or completeness of these data. See full GIS Data Disclaimer at: www.huntsvilletx.gov/gis

1 in = 2,000 ft

On 8.5 x 11 inch Print



0 0.2 0.4 0.8 mi

On Any Print Size

CREATED DATE: 11/8/2024

CITY OF HUNTSVILLE, TX
ENGINEERING DEPARTMENT / GIS DIVISION

Legacy Pines Map
Huntsville GIS Division



Service Layer Credits:



DEVELOPMENT CODE

UNIFIED DEVELOPMENT ORDINANCE

ARTICLE 12 DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

12.400 PLANNED DEVELOPMENTS

12.401 Overview

Planned development (PD) districts are established through the approval of a development district map amendment in accordance with Sec. 12.300. The PD approval process also requires either a two-step or three-step plan approval procedure. The three-step plan approval process entails (1) approval of an initial generalized “concept plan,” (2) approval of a more detailed “development plan,” and (3) staff approval of PD site plans. At the property owner’s option, the PD plan approval process may be consolidated into two steps, involving (1) review and approval of a “development plan” that includes all of the information otherwise required in the concept plan and development plan and (2) staff review and approval of PD site plans. This section sets forth the required review and approval procedures for approval of planned developments.

12.402 Step One: Map Amendment and Concept (or Development) Plan Approval

The first step of the PD approval process is approval of the development district map amendment establishing the PD district. A PD concept plan must be processed concurrently with a PD map amendment unless the applicant elects instead to forgo the concept plan stage and process a development plan concurrently with the PD map amendment.

12.404.A Authority to File

PD concept plan (or development plan) applications may be filed only by the subject landowner or the subject landowner’s authorized agent.

12.404.B Application Filing

Complete applications for concept plan (or development plan) approval must be filed with the City Planner at the same time that the PD development district map amendment application is filed.

12.404.C Review and Recommendation—City Planner

Following receipt of a complete application for concept plan (or development plan) approval, the City Planner must prepare a report and recommendation that evaluates the proposed planned development district and concept plan (or development plan) in light of applicable PD district provisions of [Article 2](#) and the criteria of §12.402.G. The report must be transmitted to the Planning Commission before their public hearing on the proposed PD map amendment and concept plan (or development plan).

12.404.D Notice of Hearing

Public hearing notice must be provided in accordance with the development district amendment notice procedures (see Sec. [12.304](#)).

12.404.E Hearing and Recommendation—Planning Commission

The Planning Commission must hold a public hearing on the proposed PD map amendment and concept plan (or development plan). Following the close of the hearing, the Planning Commission must act by simple majority vote to recommend that the proposed map amendment and concept plan (or development plan) be approved, approved with modifications, or denied and transmit its recommendations to the City Council.

12.404.F Hearing and Final Action—City Council

1. Following receipt of the Planning Commission’s recommendation, the City Council must hold a public hearing on the proposed PD map amendment and concept plan (or development plan). Following the close of their public hearing, the City Council must act to approve the proposed map amendment and concept plan (or development plan), approve the map amendment and concept plan (or development plan) with modifications or deny the proposed map amendment and concept plan (or development plan). The City Council may also remand the proposed map amendment and concept plan (or development plan) to the Planning Commission for further consideration.
2. PD district map amendments are subject to the protest provisions of Sec. [12.307](#).

12.404.G Approval Criteria

1. In order to approve a PD concept plan and map amendment, the City Council must make all of the following determinations:
 - a. The proposed PD district is at least 5 acres in area;
 - b. The proposal is consistent with the Comprehensive Plan;
 - c. Proposed uses and the development features are compatible with uses of nearby property and the existing and proposed character of the surrounding neighborhood;
 - d. The concept plan (or development plan) complies with applicable PD district provisions of [Article 2](#); and
 - e. Appropriate terms and conditions have been imposed on the approval to protect the interests of the public and any residents of the planned development.
2. In order to approve a PD development plan and map amendment, the City Council must make all determinations required for concept plans (see [§12.402.G](#)) and PD development plans (See [§12.403.I](#)).

12.404.H Adopting Ordinance

1. The ordinance establishing a PD district must incorporate the approved concept plan or development plan and include at least the following:
 - a. A statement as to the purpose and intent of the district.
 - b. The uses authorized for each tract or subarea in the district, by use category, the location of such uses, and the residential densities and/or nonresidential intensities associated with phases of the project, in conformance with the approved concept plan or development plan.
 - c. The conditions applicable to development within the district, as established by the City Council.
2. The graphic depiction of features on the incorporated concept plan or development plan must be enforced as regulatory standards applicable

within the approved PD district. Change or modification to such features requires processing of a PD district map amendment, including a revised concept plan or development plan.

12.403 Optional Step Two: Development Plan Approval

12.404.A Options

1. Substitution for Concept Plan

The developer may submit a development plan in lieu of a concept plan in accordance with Sec. 12.402.

2. Following Approval of Concept Plan and PD District

If a PD district is established based upon a concept plan, review and approval of a development in accordance with this subsection (12.403) is required before any PD site plans are approved and before any development or construction is allowed within the PD district.

12.404.B Timing; Lapse of Approval

If the landowner fails to file an application for development plan approval within 2 years of the date of the PD district amendment and concept plan approval, the plan approval will be deemed to have lapsed and no development plan may be accepted for processing. In the event of lapse of approval, the City Council may institute proceedings to determine whether the land should be classified in another development district. In such case, the Planning Commission must deliver its recommendation, with a copy to the owner of the affected land, to the City Council, who must conduct a public hearing on the matter and determine what action is to be taken with respect to the PD district and whether to revoke or reinstate the developer's authorization to submit a development plan.

12.404.C Authority to File

PD development plan applications may be filed only by the subject landowner or the subject landowner's authorized agent.

12.404.D Application Filing

Complete applications for development plan approval must be filed with the City Planner.

12.404.E Review and Recommendation—City Planner

Following receipt of a complete application for development plan approval, the City Planner must prepare a report and recommendation that evaluates the PD development plan in light of the approved concept plan and the approval criteria of §12.403.I. The report must be transmitted to the Planning Commission before their public hearing on the proposed PD development plan.

12.404.F Notice of Hearing

1. Planning Commission

Notice of the Planning Commission's required public hearing on a PD development plan must be mailed and posted, in accordance with § [12.106.A](#) and §[12.106.C](#). Required notices must be mailed and posted at least 11 days before the Planning Commission public hearing.

2. City Council

Notice of the City Council's required public hearing on a PD development plan must be published in accordance with §12.106.B. The notice must be published at least 16 days before the City Council public hearing.

12.404.G **Hearing and Recommendation—Planning Commission**

The Planning Commission must hold a public hearing on the proposed PD development plan. Following the close of the hearing, the Planning Commission must act by simple majority vote to recommend that the proposed development plan be approved, approved with conditions, or denied and transmit its recommendations to the City Council.

12.404.H **Hearing and Final Action—City Council**

1. Following receipt of the Planning Commission's recommendation, the City Council must hold a public hearing on the proposed PD development plan. Following the close of their public hearing, the City Council must act to approve the proposed development plan, approve the development plan with conditions or deny the development plan. The City Council may also remand the development plan to the Planning Commission for further consideration.

2. PD district development plans are subject to the protest provisions of Sec. 12.307.

12.404.I **Approval Criteria**

In order to approve a PD development plan, the City Council must make all of the following determinations:

1. The development plan generally is consistent with the approved concept plan and the standards and conditions set forth in the PD district adopting ordinance;
2. The plan provides for a compatible arrangement of buildings and land uses within the project;
3. The general plan for traffic circulation and pedestrians provides for adequate and safe circulation inside and external to the development, consistent with the adopted thoroughfare plan;
4. The general plan for accommodation of floodwaters and drainage is adequate;
5. The plan does not adversely affect adjoining neighborhoods or properties outside the plan, taking into consideration proposed buffers;
6. The amenities proposed in the development plan application, if any, are sufficient to justify increased densities or intensities on the site; and
7. The sequence of development and timing of the phases are consistent with the overall phasing of capital facilities intended to serve the site and with the City's overall growth.

12.404.J **Approving Ordinance**

The ordinance approving the development plan, whether approved as part of the PD map amendment or after the PD map amendment and concept is approved, must include at a minimum the following information. The development plan must be incorporated as an exhibit to the ordinance:

1. A table of the specific land uses permitted in the area subject to the development plan, together with a description of the tracts or subareas to which such uses are restricted;

2. The residential densities and nonresidential intensities of each permitted land use;
3. A table showing the dimensions of each permitted land use, including the following information:
 - a. Minimum lot area;
 - b. Minimum lot width and depth;
 - c. Minimum front, side, and rear yard areas;
 - d. Maximum height of buildings;
 - e. Minimum parking standards for each multi-unit residential and nonresidential land use;
4. A description of the elements of the general circulation plan to serve the development;
5. Provisions governing amenities, if any, to serve the area subject to the development plan; and
6. Such additional conditions as are applicable to development within the area subject to the development plan, as established by the City Council.

12.404 **Final Step: PD Site Plans**

Approval of PD site plans for development on individual building lots, parcels or tracts within the project is the final step of the PD approval process. Such reviews are intended to help ensure that all construction and development are consistent with the approved development plan and standards for the PD district.

12.404.A **Timing; Lapse of Approval**

A PD site plan must be submitted for approval within 2 years of the date that the development plan was approved. If a PD site plan is not submitted within such period, the development plan approval will be deemed to have lapsed and no PD site plan may be accepted for processing. In the event of lapse of approval, the City Council may institute proceedings to determine whether the development plan for the property should be modified or the property subject to the development plan should be reclassified in another development district, and whether to revoke or reinstate the developer's authorization to submit a site plan.

12.404.B **Review and Action by City Planner**

1. The City Planner is authorized to review and take action on PD site plans. The City Planner must approve a PD site plan if it complies with the approved development plan, all conditions of development plan approval and all of the following criteria:
 - a. The plan complies with the approved development plan;
 - b. The plan complies with all standards and conditions set forth in the ordinance approving the development plan;
 - c. Unless modified by the ordinance approving the development plan, the plan complies with the following additional standards generally applicable to development within the City, as set forth in this Development Code:
 - (1) Performance standards; and
 - (2) Setback, landscaping and off-street parking and loading standards;

- d. The plan provides for appropriate ingress and egress points for access, parking and loading, including existing and proposed ingress/egress/access easements, queuing and internal circulation;
 - e. The plan provides for fire safety and adequate measures for fire control and dealing with fire or explosive hazard; and
 - f. The plan provides for adequate utilities, roads, drainage, and other infrastructure, as required by the City's Development Codes.
2. The City Planner may establish conditions and require modifications to ensure that the PD site plan is consistent with the approved development plan and the approval criteria in this section.
 3. If the City Planner disapproves a PD site plan or imposes conditions, the applicant may appeal the decision to the City Council by filing a written request with the City Planner within 10 days of the decision.

12.404.C **Effect of Approval**

Approval of PD site plans must occur before a building permit may be issued for the subject property.

12.404.D **Lapse of Approval**

1. An approved PD site plan will lapse and have no further effect 24 months after it is approved, unless:
 - a. A building permit has been issued (if required); or
 - b. A certificate of occupancy has been issued.

12.404.E The Planning Commission is authorized to extend the expiration period for good cause on up to 2 separate occasions, by up to one year each. Requests for extensions must be submitted to the City Planner and forwarded to the Planning Commission for a final decision.

12.404.F A conditional use also lapses upon revocation of a building permit or a certificate of occupancy, for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the approved PD site plan.

12.405 **PD Project Review**

If the City Council finds that conditions imposed on development of the planned development project have not been timely fulfilled, or for any other reasons related to reasonable exercise of the powers conferred by Texas *Local Government Code* Chapter 211, that the development district classification of the PD district should be reexamined, the City Council may initiate review of the PD district in order to determine whether the authorized uses, standards and conditions applicable to development within the district should be changed for part or all of the undeveloped land within the district. If the City Council makes such determination, it must refer the matter to the Planning Commission for its recommendation and thereafter take appropriate action to modify the uses, standards or conditions applicable to development within the district in accordance with procedures applicable to development district amendments.

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD AT THE CITY OF HUNTSVILLE NEW SERVICE CENTER COMPLEX, 448 SH 75, HUNTSVILLE, TEXAS ON THE 17TH DAY OF OCTOBER 2024 AT 5:30 PM.

Members present: Hooten; Lynch; Thompson; Harris

City staff present: Irones; Byal; Yeager; Capaccioli; Jeng-Bulloch

Audience present: None

1. CALL TO ORDER

The meeting was called to order by Chairman Hooten. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

a. U.S. Flag

b. Texas Flag

3. INVOCATION

Chairman Hooten led the invocation.

4. CONSIDER

- a. The FY 2024-2025 Meeting Schedule and Submission Deadlines.

Chairman Al Hooten mentioned that the location of the meetings needed to be changed from the Library to the Service Center.

Commissioner Thompson moved to approve the FY 2024-2025 Meeting Schedule. Second was by Commissioner Harris. The vote was unanimous.

- b. The minutes of the June 20, 2024, meeting.

Commissioner Lynch moved to approve the June 20th minutes. Second was by Commissioner Thompson. The vote was unanimous.

5. ITEMS OF COMMUNITY INTEREST

Announcements concerning items of community interest from the Commission and City Staff for which no action was discussed.

- Commissioner Lynch asked about the Tree Ordinance and what could be done about the clearing of land at new developments, more specifically, The Reserve on SH 30, and Sonic's new site at 11th St and Normal Park. Kevin Byal explained the clearing and grading procedure along with the landscaping required by the city for new development. She also brought up the drainage issue on 11th St at Normal Park, and Kathlie Jeng-Bulloch mentioned that this area is on the Drainage CIP list, but no projects have been identified for studies yet.

6. ADJOURNMENT

Commissioner Thompson moved to adjourn the meeting. Second was by Commissioner Lynch. The vote was unanimous. [5:43 PM]

MINUTES OF THE MEETING OF THE PLANNING COMMISSION HELD IN THE TRAINING ROOM, AT THE CITY OF HUNTSVILLE NEW SERVICE CENTER COMPLEX, 448 SH 75, HUNTSVILLE, TEXAS ON THE 21st DAY OF NOVEMBER 2024 AT 5:30 PM.

Members present: Hooten; Carpenter; Thompson; Barnett; Harris; Wallace; Lynch

City staff present: Yeager; Capaccioli; Byal; Jeng-Bullock; Masiel

Audience present: Mayor Humphrey, Council Member Lyle, Council Member McKenzie, Ronnie & Reba White, Bill Bigalow, Ray Bechtol, Cathy Pugh, Bert Lyle

1. CALL TO ORDER

The meeting was called to order by Chairman Hooten. [5:30 PM]

2. PLEDGE OF ALLEGIANCE

- a. U.S. Flag
- b. Texas Flag

3. INVOCATION

Vice-Chairwoman Carpenter led the invocation.

4. PUBLIC HEARING to receive public comments concerning revisions to the current Development Districts for the entirety of the City of Huntsville.

Resident Ronnie White voiced his concern for the letters mailed out to the property owners, which had the incorrect date for this meeting.

City Planner, Layne Yeager gave an overview of the request and recommended the approval of the request to go from a Mixed Use to a Planned Development.

Bill Bigalow, P-K Development, began the presentation of the proposed planned development. Ray Bechtol, of Bechtol Golf Design, once again shared their vision of the project, and stated that the area being considered today is just the properties that are within the city limits.

Local Relator Cathy Pugh also voiced her concern about the incorrect date for the meeting.

Yeager mentioned that there was one call, which was positive for the development.

City Planner, Layne Yeager gave the overview of the proposed request for this property to be used as an office for a small insurance company. The staff recommends the approval of this Development District Map Amendment.

Applicant stated that many of the surrounded properties in a 2-block radius are small businesses that fit with the Mixed Use Zoning use regulations.

City Council Member McKenzie spoke about the Lyle property on 15th St, mentioned that the house has been restored and is appreciative that the house will remain as an historical building.

Public Hearing is Closed at 5:50 pm.

5. CONSIDER

- a. The Development District Map Amendment Request to go from Mixed Use to a Planned Development and approve the concept plan, located adjacent to Veterans Memorial and

Smither Road on Walker County Property ID's 11382, 11394, 11417, 15912, 15914, 15915, 15919, 17467, 20696, 20701, 20702, 20703, 20706, 21344, 21347, 21348, 38208, 42930, 45677, 45678, 45680, 45682, 45683, 45685, 52771, 55265, 55884, 62370, 69465, 69467 of the proposed revisions to the current Development Districts map and the Development Code for the entirety of the City of Huntsville.

t. Commissioner Wallace inquired about what would happen if they do not act, due to the incorrect date on the letter. City Planner Yeager stated that the City Secretary's office notice had the correct date, and the Planning Commission was just recommending this zoning change to the City Council, who will have the final approval.

Commissioner Wallace moved to approve the request to go from Mixed Use to a Planned Development and approve the concept plan. Second was by Commissioner Lynch. The vote was unanimous.

- b. The Development District Map Amendment Request to go from Medium Density Residential to a Mixed Use, located at 1605 15th St, Walker County Property ID 27851.

Commissioner Lynch asked if any resident inquired about the proposed change, in which City Planner Yeager said there were no calls or comments. There was some discussion on the surrounding property, residential vs commercial, keeping the neighborhood as a residential area.

Commissioner Barnett moved to approve the request to go from a Medium Density Residential to a Mixed Use at 1605 15th Street. Commissioner Harris seconded the motion. Chairman Hooten, Commissioners Barnett, Carpenter, Harris and Wallace voted in favor, Commissioner Lynch and Thompson voted against. Motion carried.

- c. The minutes of the November 7, 2024, meeting.

Commissioner Lynch moved to approve the November 7th minutes. Second was by Commissioner Thompson. The vote was unanimous.

The minutes of the October 17th was not on the agenda, and no action was taken.

6. ITEMS OF COMMUNITY INTEREST

Announcements concerning items of community interest from the Commission and City Staff for which no action was discussed.

- *No updates concerning Items of Community Interest were given.*

7. ADJOURNMENT

Commissioner Wallace moved to adjourn the meeting. Second was by Vice-Chairwoman Carpenter. The vote was unanimous. [5:58 PM]